

**WATERBURY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**APPROVED MINUTES**  
**Thursday, January 10, 2013**

Members present: Kane Smart, Chair; Becca Washburn; Ken Belliveau; Jason Wulff  
Staff present: Steve Lotspeich  
Public present: Anne Imhoff; Chris Viens

The meeting was opened by the Chair, Kane Smart, at 6:30 p.m.

**DISCUSSION OF DRAFT #3 OF THE ZONING AMENDMENTS**

The issue of remaining a one-acre town for the Act 250 jurisdiction over commercial and industrial projects was discussed. The Select Board and Trustees incorporated Sub-section 1201(c) into Draft #3 reflecting the choice to establish this option. An additional paragraph was added to the Introduction and Report for Draft #3 reflecting the decision to add the language regarding Act 250 jurisdiction into the draft amendments.

**MOTION:**

Becca Washburn moved to approve the amended Introduction and Report for Draft #3 of the Zoning Amendments dated December 17, 2012.

Ken Belliveau seconded the motion and it passed unanimously.

**DISCUSSION OF ELECTING OFFICERS AND FINDING NEW MEMBERS**

One planning commission position is currently open and another will be open after Town meeting in March due to Kane leaving the commission at that time. It was agreed to submit an article to the Waterbury Record explaining what the Planning Commission does and to encourage applicants for the open positions. It was agreed to include electing the Chair and Vice-chair for the Planning Commission at the meeting on January 14<sup>th</sup>.

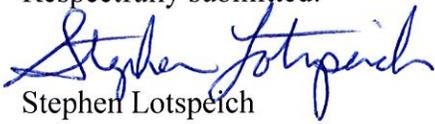
**DISCUSSION OF ZONING AMENDMENTS FOR THE STATE OFFICE COMPLEX**

When the zoning amendments for the State Office Complex were discussed by the Select Board and Trustees on December 3<sup>rd</sup>, members raised concerns about proposed setbacks and the possibility of handling the changes under Interim Zoning. In addition the Planning Commission members have concern about making sure that adequate open space is preserved to compensate for the increased density, especially for multi-family housing.

**ADJOURNMENT:**

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:

A handwritten signature in blue ink that reads "Stephen Lotspeich". The signature is fluid and cursive, with the first name being the most prominent.

Stephen Lotspeich  
Community Planner

\*These minutes were approved on February 25, 2013 \*